

165.A

Map

0005

Block

0029.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 669,800 /

USE VALUE: 669,800 /

ASSESSed: 669,800 /

Total Card /

Total Parcel

669,800

669,800

669,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		APPLETON ST, ARLINGTON

OWNERSHIP

Owner 1:	KINSY MICHEL A & HEATHER R
Owner 2:	TRS/ KINSY LIVING TRUST
Owner 3:	
Street 1:	71 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	KINSY HEATHER & MICHEL -
Owner 2:	-
Street 1:	71 APPLETON ST #2
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1917, having primarily Vinyl Exterior and 1685 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7226																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	669,800			669,800
Total Card	0.000	669,800			669,800
Total Parcel	0.000	669,800			669,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	397.51	/Parcel:	397.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	659,500	0	.		659,500	659,500	Year End Roll	12/18/2019
2019	102	FV	583,100	0	.		583,100	583,100	Year End Roll	1/3/2019
2018	102	FV	514,800	0	.		514,800	514,800	Year End Roll	12/20/2017
2017	102	FV	426,000	0	.		426,000	426,000	Year End Roll	1/3/2017
2016	102	FV	394,700	0	.		394,700	394,700	Year End	1/4/2016
2015	102	FV	364,300	0	.		364,300	364,300	Year End Roll	12/11/2014
2014	102	FV	347,300	0	.		347,300	347,300	Year End Roll	12/16/2013
2013	102	FV	347,300	0	.		347,300	347,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KINSY HEATHER & WALSH BARBARA J	75078-419		7/9/2020	Convenience	1	No	No		
WALSH MURIEL A	67630-28		7/15/2016		525,000	No	No		
	32496-246		3/14/2001	Family	150,000	No	No	4	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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PAT ACCT.

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	32496-246		3/14/2001	Family	150,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2001	725	Siding	17,400					vinylsidg & gutter
8/22/2001	576	New Wind	7,500					29 vinyl repl wndw

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2018	Measured	DGM	D Mann
4/26/2005	Info Fm Prmt	BR	B Rossignol
2/19/2002	External Ins	PM	Peter M
12/5/2001	External Ins	PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

aporo

2021

Type:	99 - Condo Conv			
Sty Ht:	2H - 2 & 1/2 Sty			
(Liv) Units:	1	Total:	1	
Foundation:	2 - Conc. Block			
Frame:	1 - Wood			
Prime Wall:	4 - Vinyl			
Sec Wall:				%
Roof Struct:	1 - Gable			
Roof Cover:	1 - Asphalt Shgl			
Color:	BLUE			
View / Desir:	N - NONE			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS	

## GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1917
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	65.000000000
Name:	

## RESIDENTIAL GRID

1st Res Grid				Desc: Line 1								# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 8			BRs: 4			Baths: 1			HB		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	10 - None		%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.27314544
Const Adj.:	0.97757620
Adj \$ / SQ:	367.156
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	750924
Depreciation:	81100
Depreciated Total:	669824

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

[illegible]

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

More: N      Total Yard Items:      Total Special Features:      Total:

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,685	367.160	618,650	
Net Sketched Area:		1,685	Total:	618,650	
Size Ad	1685	Gross Are	1685	FinArea	1685

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
58						
58						
85						

## IMAGE

**AssessPro** Patriot Properties, Inc

